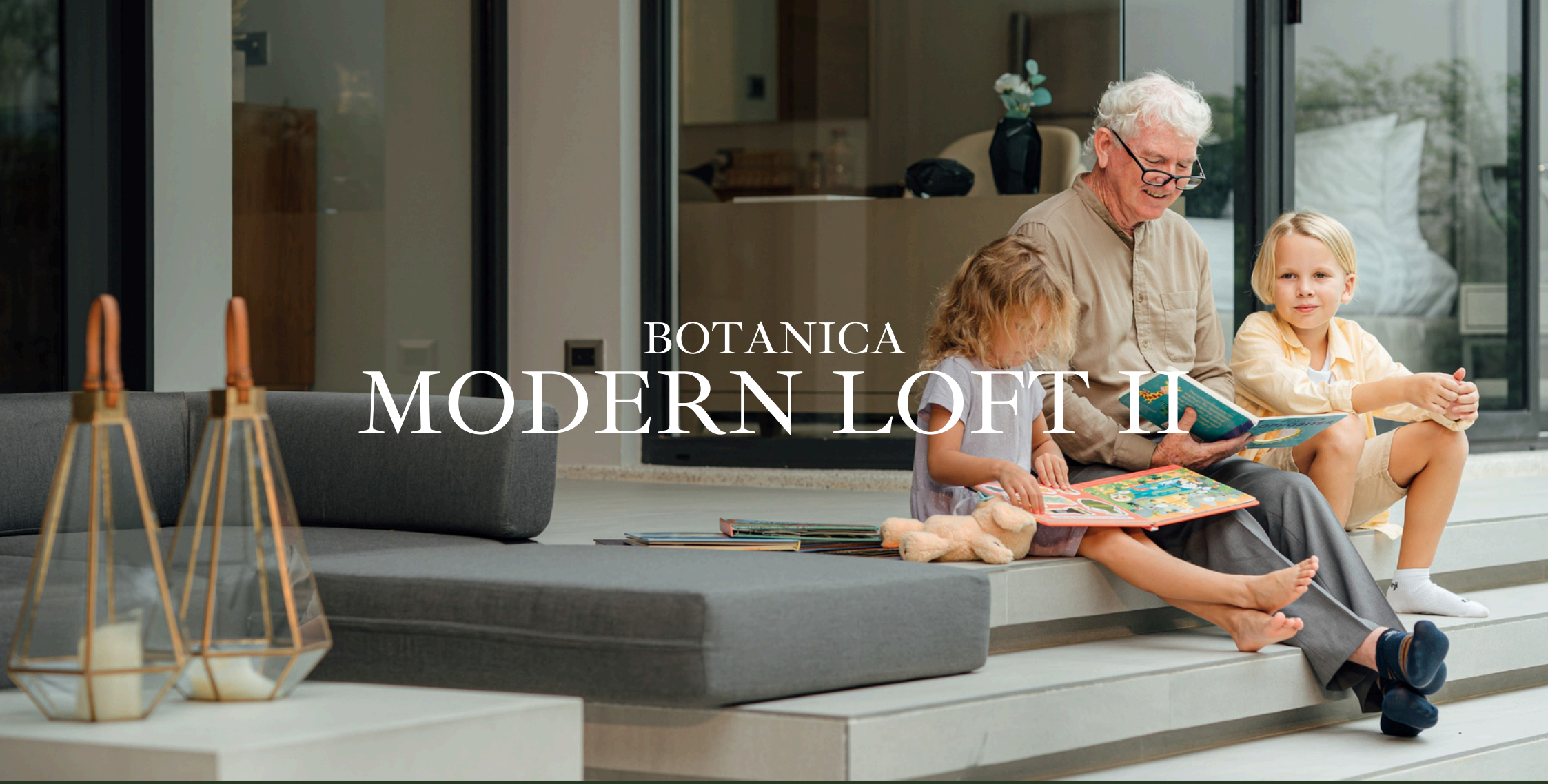


BOTANICA
MODERN LOFT II

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About Us

"Embracing a modern luxury lifestyle within nature at Botanica Modern Loft II"

Botanica Modern Loft II, following the huge success project, Botanica Modern Loft, is a loft-style villa that meets the needs of the new generation who want the convenience of living but still maintain the luxury of Botanica style at an affordable price.

Botanica's unique selling feature is our emphasis on design and quality. Creating a luxury living with modern loft design where the fresh style of architecture blends nature and builds a beautiful place to call “home” where you can relax in your private swimming pool at this beautiful villa after a long day.

The project is conveniently located to explore the surrounding area among several family-oriented and leisure activities nearby.





MASTER PLAN

Total Project Area : 36,995 sq.m.

Modern Loft design
54 Villas

The land size starts
from 440 - 687 sq.m.

Built-up size starts
from 288 sq.m.



Common Area

Driving Area :	5,184 sq.m.
Driving Area & Footpath :	2,222 sq.m.
Garden Area :	2,154 sq.m.

DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' DIGITAL AND ARTISTIC IMPRESSIONS IN THIS BROCHURE, THE DEVELOPER DOES NOT GUARANTEE THEIR ACCURACY NOR INTENDS THEM TO FORM ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO MAKE CHANGES TO THE RESIDENCE DESIGNS PRESENTED HEREIN AT ANY TIME, AT ITS OWN DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.

Botanica Modern Loft II



Modern Loft Design

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TYPE A

Modern Loft Design

Plot : 440 sq.m.

: 3 Bedrooms

: 3 Bathrooms

: 3.50 x 9.50 m.

Usable Area

Internal :	153 sq.m.
External :	135 sq.m.
Total :	288 sq.m.



Ground Floor Plan

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TYPE B

Modern Loft Design

Plot : 479 sq.m.

: 3 Bedrooms

: 4 Bathrooms

: 3.50 x 9.50 m.

Usable Area

Internal :	172 sq.m.
External :	154 sq.m.
Total :	326 sq.m.



Ground Floor Plan

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TYPE C

Modern Loft Design

Plot : 548 sq.m.

: 4 Bedrooms

: 4 Bathrooms

: 3.50 x 9.50 m.

Usable Area

Internal :	189 sq.m.
External :	171 sq.m.
Total :	360 sq.m.



Ground Floor Plan

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PRICE LIST

Modern Loft II

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
17	C	4 Beds 4 Baths	878	429	192	236	3.50 x 9.50	**40,461,500**
22	B	3 Beds 4 Baths	475	325	172	153	3.50 x 9.50	**27,325,000**
25	B	3 Beds 4 Baths	462	322	172	149	3.50 x 9.50	**26,922,000**
26	B	3 Beds 4 Baths	469	325	172	153	3.50 x 9.50	SHOW UNIT
27	C	4 Beds 4 Baths	697	460	203	256	3.50 x 9.50	**39,107,500**
30	A	3 Beds 3 Baths	522	288	153	135	3.50 x 9.50	SHOW UNIT
38	A	3 Beds 3 Baths	524	297	153	144	3.50 x 9.50	**26,544,500**
40	A	3 Beds 3 Baths	614	339	153	186	3.50 x 9.50	**30,576,500**
43	A	3 Beds 3 Baths	596	288	153	135	3.50 x 9.50	**27,278,000**
49	A	3 Beds 3 Baths	500	296	153	143	3.50 x 9.50	**26,066,000**

Property Ownership at Botanica Luxury Villas
Terms and Conditions

Ownership Types:

A. Freehold ownership : The freehold title is exclusively available to Thai buyers and Thai companies.

B. Leasehold ownership : The leasehold title is available to both foreigners and Thai Individuals, subject to a 30-year land lease period.

Tax and Transfer Fee Responsibility:

A. Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally (50/50) between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer.

Please note that these terms and conditions govern the ownership arrangements at botanica luxury villas. It is essential to carefully review and understand these provisions before entering into any property transactions.

Payment Terms (Off-Plan Villa).

1st	Reservation Payment	2%
2nd	Contract Signing Payment	28%
3rd	Finished Foundation Posts	20%
4th	Finished Concrete Structure and Roof Structure	15%
5th	Finished Wall	15%
6th	Finished Floor Finishing, Paint, Windows, and Door Frames	10%
7th	Built-in Furniture, Kitchen, and Land Transfer Registration	10%

Payment Terms (Finished Villa).

1st	Reservation deposit	2%
2nd	Sales & purchase agreement signature within 30 days after reservation	48%
3rd	Transfer of ownership	50%

Notes

-All private pool villas are finished with swimming pool, air-condition, built-in wardrobe, kitchen and landscape design.

-All selling prices are fixed in Thai baht only.

-Furniture package is optional.

-Sinking fund 100,000 THB. (one time payment)

-Monthly common area management fee 20 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.



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LOCATION

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A	Layan Beach	15 min
B	Bangtao Beach	15 min
C	Surin Beach	20 min
D	Nai Thon Beach	22 min
E	Blue Tree Lagoon	7 min
F	Phuket Nature Elephant Reserve	7 min
G	Green Elephant Sanctuary Park	15 min
H	Laguna Golf	17 min
I	Porto De Phuket	10 min
J	Villa Market - Boat Avenue	10 min
K	Robinson Lifestyle	10 min
L	Central Phuket	25 min
M	Thalang Hospital	8 min
N	Bangkok Hospital	25 min
O	Phuket International Airport	20 min





ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder
Botanica Luxury Phuket Company Limited